

**MINUTES OF A REGULAR MEETING OF THE GRANTSVILLE CITY  
COUNCIL HELD WEDNESDAY, DECEMBER 6, 2000.**

**Mayor and Council Present:** Mayor Merle Cole. Council Members: Byron Anderson, Craig Anderson, Kevin Hall, Justin Linares and Karen Watson @ (7:25 p.m.).

**Appointed officers and employees present:** Wendy Palmer, City Recorder, Attorney Ronald Elton; Susan Gustin, Treasurer, Shauna Kertamus, Zoning Administrator, Mike Warner, Planning Commission Chairman, Diane Hunsaker, Planning Commission Vice-Chairman.

**Citizens and Guests:** Mary Ruth Hammond (press), Dick Wolume, Wayne and Farrell Butler, Bonnie and Ozwald Gardner, Robert Lawrence, Jeanine Elsholz, Martin Anderson, Jill Thomas-Warr, Gary Buhler, John Cook, Randy Hunt, Max Coon, Maureen Erickson, Shelly Taylor, Jeff Killpack, Marnell & Dixie Arbon, Matt Cook, Gary Palmer, Jacob Palmer, Jessica Palmer, Michelle Warner, Ruch Anderson, Dustin Hall, Curtis Ware, Jeff Didericksen, Bruce Clegg, Howard Clegg, Art Higley, Delaun Blake Lynn Taylor, Jerry Edwards, Robert Hicks, Al Matthews, Kyle Matthews, Dean Matthews, Paul Matthews, Kirk Matthews, Ken Killian, Alan Johnson, Rad Butler, Jamie Castagno, Keith Bell, Morley & Janet Cook, Paul Rupp, Peggy & Glen Pearce, Debbie Hall Robert Lawrence, Doug & Brenda Knutson, Brent & Angi Smith, Gerald Hill, Carole Worthington-Palmer, Jason Worthington, Mark & Dixie Anderson, Beth Marshall, Kelly Williams, Annette Anderson, Richard Dillard, Connie & Dennis Blowers, James Christensen, Gary & Deana Anderson, B.L. Isham, Leslie & Laurel Mascherino, Joe Cange.

Mayor addressed the new situation of the new railing that has been placed around the Council table. Mayor explained to those present that the railing is a requirement from the Court Administrator's office to provide security for the Justice Court Judge.

Mayor expressed his grief for the loss of a 7- year old girl today. The little girl was crossing on the west crosswalk and ran into a wrecker. The Mayor encouraged everyone to please encourage their children to use the crosswalk that the city has provided a crossing guard for.

**PUBLIC HEARING:** Mayor Cole opened the public hearing asking that each person wishing to comment to please state their name. Mayor stated that he would like to read the letters that has been received prior to this meeting into record. (Exhibit A, B, C) Mayor asked Justin to read Exhibit A-letter submitted by Carol Gallegos. Mayor read Exhibit B & C letters from Bart Hamatake and Carma Nohr. These letters will be attached to this set of minutes.

Mayor explained to those present that the revised General Plan is a planning document for the city. The General Plan map is a guide for future zone changes, not a rezoning of existing zoning designations.

Peggy Pearce passed out a letter and read it to the Council. Peggy stated that she and her husband would like to give input to the Mayor and Council on the proposed General Plan. Peggy stated that she and her husband were certainly in favor of the plan as it was published in the Tooele Transcript December 5, 2000. Mrs. Pearce stated that she is representing the silent majority that approves of the decisions that have been made by the Council. The Council needs to think quality of life for our community not the quantity of homes. If the man with the money always wins that is a sad day for Grantsville. We need a safe clean environment and place a greater interest on the older run down buildings. Encourage the owners of this property to clean up or sell. Peggy stated that she is glad that the prison did not come to pass. We need to encourage growth of the retail office along the Main Street area. Peggy thanked the Mayor, Council and Planning Commission for the time and research that they have invested in developing this plan.

Jerry Edwards – Jerry stated that he has been to all of the meetings even for the last General Plan that exists today. In addition, I think that price and demand will change the Master Plan and this is just the way things are. Once people commit to an area or a zone, they want to know that their interests are protected. Alan Johnson did a 5-acre subdivision on Willow Street and those people who bought there felt that their animal activities would be protected. Now the Tooele County School District is proposing to build an elementary school directly adjacent to Mr. Durfee who has a horse breeding operation within this subdivision. Jerry stated that he felt that the city would be shirking their duty to let the school build a school on this property in a 5-acre zone on Willow Street. Willow Street bends at this point of the street and the traffic situation is very dangerous. There are no sidewalks. Will the city make the school install sidewalks. Attorney Elton stated that the school does not have to install sidewalks except for directly in front of school property. Mr. Edwards stated that as far as the general plan map it looks ok. The Council should protect people's property uses.

Alvin Matthews – Mr. Matthews stated that he had just heard about this meeting tonight so he was unprepared. Mr. Matthews stated that he feels that the outer portion of the city should allow for one-acre lots or less. The map does not look like that. Everyone wants it rural but growth is inevitable. I can't see you thinking that the zoning should be 5-10 acre zoning. To change this it is just a fight. You are making a big mistake and part of it is your own fault. The landowners have the investment and we are not counted. I doubt that anyone wants to buy a ten-acre parcel. The Clegg family is involved here and they have jumped through every hoop, somebody here should be ashamed of themselves. Someday there is going to be homes on these properties if the economy dictates. My family will continue to farm until the economy gets better.

Alan Johnson- Mr. Johnson stated that he really does not have anymore to add other than to say amen to Alvin Matthews statements. Alan stated that he did do a five-acre subdivision and this subdivision did sell quickly. Alan stated that he has learned a little bit about subdivisions since then and that is not a feasible development at this time. The situation with the water that I have dealt with I would have been better off selling the water and not subdividing the land. I would have had my money up front and not had to wait for the land to be subdivided and lots sold. If Grantsville City wants to stop development then just come right out and say that. Don't hide behind a 10-acre zone. I appreciate working with you folks and I appreciate your efforts.

Paul Rupp – Mr. Rupp stated that he would like to move the attention of the Council to the West end of town. We feel that we are forgotten part of Grantsville. This area of town is mostly residential and the proposed map shows that Grantsville City wanting to extend the industrial area from Clark Street north to the city limits. To my way of thinking, I think it is a real big mistake to extend the industrial zone through the residential zone. There is a light industrial area there and I don't have a problem with it but in light of the tragedy at the elementary school today I don't think it would be a good idea to expand the industrial zone. Industrial zones bring more big trucks and like traffic passed the elementary school. I do agree that Burmester road is a good proposal for industrial. This area is not conducive to growing crops. I have a stake in this because I live out there on the west side and witness the traffic problems. This is going to double it and it is easy access to the freeway. Karen asked Paul what he suggests the city should do with what is already in the industrial zone? Paul stated that it is there and it is fairly harmless. That is not a rationale to expand that area. Other than the industrial zone, Paul stated that the rest of the plan he agrees with.

Max Coon – Max stated that after looking at the map and going over it, he can see that a lot of work and thought has gone into this. Based on this map it appears that the Council is shutting down development on the outskirts of town. It makes it tough on a lot of developers. It is wrong to say OK blanket zone everything. A lot of people have bought land for investment. When it comes time to retire and sell the land to make a profit on the land that you have nurtured all your life or your parents life. The city shouldn't take the responsibility to prohibit this possibility. As we look at Grantsville City, we see open field and vacant lots. We don't want to be as congested as Tooele City where even the alleyways are difficult to travel. Grantsville City needs to have orderly development. If we develop large lots, these lots are divided in the future. We are inundated with a lot of

proposed zoning changes and the city has grown and it is not an easy thing try to work out problems and work with people to have a quality subdivision come into the city. I think Watt Homes is a quality development. I don't think we need to have every subdivision to be affordable housing. We need have a mixture of people with affordable housings as starter homes mixed with long term stable community homes. We need to preserve existing zoning as much as possible. General plans are difficult to get started and I applaud the Planning Commission for their efforts. We need our community to stay as a patch work zoning and we have some need for infill in the city. We need to consider mapping out our road master plan. Max stated that he liked the Mayor's proposed by-pass road. We need to avoid the congestion on the streets. The school proposed to be placed on Willow Street in his neighborhood will not be required to install curb, gutter, and sidewalk. If anybody has any authority please encourage the school to be placed where there is already existing sidewalks. The school is provided land in the Watt Homes subdivision that already has curb, gutter and sidewalk and they should be encouraged to place the new school there rather than on Willow Street.

James Christensen – Mr. Christensen stated that he purchased a piece of property in the north west edge of town. I made the decision to purchase the property on the existing zoning laws and assumed that it would not change drastically. The current MD zone and area is acceptable but unfortunately now we are considering expanding that MD area. This area is mostly residential and to allow industrial activity to expand through this area would not be good. Please reconsider the impact the expanded industrial zone would have on our families.

Dianne Hunsaker stated that the reason that this area of town was considered for industrial zone expansion was for the access to I-80. However, with the Mayor's proposed by-pass road Dianne stated that she would be in favor of changing this designation on the General Plan map.

Richard Dillard – I look at this map that came out with the paper and I liked it except for the Industrial expansion on Old Lincoln Highway. This area is residential. There should be adequate industrial and commercial in Grantsville now. Please confine the industrial area where it currently is. The ten and five acre lots on the out lying areas of town should be kept that way to prevent sprawl of our city services. Basically, I agree with the map as a beginning planning document. Grantsville is based on a rural atmosphere. People move here to get away from the city and large amount of traffic and population problems that develop in a large city. The people that own large a lot, want livestock, and keep livestock do it because it is something we enjoy. It is a lifestyle for a lot of people. This plan is a good basic idea for potential growth.

Art Higley – One thing you are forgetting there are 6 million plus acres that are urbanized each year. Perhaps we are not thinking along the right lines. Maybe we should squeeze a new city south of Grantsville and cut Grantsville off at Durfee Street. Then make a city west of Grantsville west of Cooley. This new map makes it impossible to develop our property. South Valley City was part of Salt Lake City at one time and they voted to be removed from the city and created their own city. Five acre zoning-don't kid yourself the property owners have a right to vote at the polls and you people won't be here in a couple of years. I get the feeling that you are going to do what ever you want no matter what the property owners have to say.

Martin Anderson – I don't disagree that growth is inevitable. Outside people come to Utah and tell us how beautiful Salt Lake City is. Moreover, Grantsville is going to do the same, but growth has to be controlled. I appreciate the efforts of our leaders. Currently Grantsville has 19 approved developments that net approximately 1700 building lots available for development. Lot sizes range from 6500 square foot lots to one acre plus. In reference to the Grantsville General Plan in the next 10 years it is expected that 122 residential dwelling units will be built each year. It appears that there are sufficient lots already approved to handle the growth and that does not include the infill lots throughout the city. Consequently, I support the proposed map being 5-10 acres concept promotes that the city grows from the inside out. I feel there is a quality of life issue here. I am one of the Anderson people that live out on the north west section of town. I believe people do forget about us out there and I wish they would continue. We enjoy the

serenity and livestock operation and want to leave it that way. I lived in Salt Lake for a time and I moved back because of the country life and relaxed way of life. I don't agree that large lots and small farms cannot be kept up. I don't believe that the size of the lot is the issue, it is the people who take care of them. I took a survey of the block that I live on between Quirk and Hale Streets. Beginning on the North side of Durfee Street there is Dianne Hunsaker's lot that is about 3 acres and it is very well kept. Continuing toward the East there are 1 – 3 acre parcels owned by Don Green, Joe Peterson, Gale Hanson, Joe Ray Peterson, Pat Hearty, Sherry Barrus, Merle Cole, Myself, Ty Anderson, Lorraine Matthews, Jeff Hutchins. On the South Side of Durfee, there is Kevin Butler, John Burr property, Wade Bitner, Mr. Fillerup, Mr. Stagg, Mr. Cox, Mr. Fonger, Mr. McKee, Jeff Killpack, Don Brown, Dee Ray Sparks, Ryan Reed, Richard Brown, Mr. Parks, and Brent Fields. All of these large lots are well maintained. Just recently, the stock market and the NASDAQ have taken a dive and the Dow Jones has been affected. I like to relate the parallel with investing in land for retirement purposes. I have invested my retirement in the NASDAQ and I don't think that the NASDAQ feels any responsibility to me for the dive that they have taken so that my retirement is secure. The same is true for the City Council. You are not responsible for the guaranteed investment return for anyone's investment in property. But if you would like to bail out the NASDAQ... I would like to address also the industrial expansion on Old Lincoln Highway. This area is residential and I would like to ask that you reconsider this recommendation.

Dianne Hunsaker – The Planning Commission wants to annex down Burmester Road and sell lottery tickets. I want to let you all know that I am getting to old to take care of my large lot. I want to go over some of the areas of the general plan. I really like the mission statement. On page, three the plan talks about the logical pattern to fill in the utilities in the existing vacant area. In fill is the most cost-effective avenue for the city to grow. We talk about the word sprawl like it is an ugly word. Growth on the outer boundary is considered bad. Dianne read an article that talks about the ability for every citizen to own an American dream, building or owning their own home. The article talks about the fact that business and people prefer more space. There is no place for a super Wal Mart on Main Street. We continue to talk about a 19<sup>th</sup> century urban ideal that never was. Urban containment raises urban costs and subsidies for the less affluent. Diane stated that she talked with the Elementary School principal, Chleo Riggs and she stated that growth has been quite stable the last 2-3 years. The enrollment is not transient. Most of the students are from families that have settled in Grantsville. We should respect the variety of and needs of households in moderate density landscaping. I would like to see from the center of town outward to the city limits have moderate lot sizes. We need to have a mix of residences and large lots throughout our community. There is a large livestock lot almost in the middle of town where horses are being kept in a neat and clean fashion. I think this is what makes Grantsville rural. We need to build a family friendly community. Not a ridged community with rules to deprive people of their property rights. Dianne stated that this map is quit different from the map that was discussed at the work meeting. When did it change? Craig answered that at the last work meeting of the City Council. Karen stated that it was a recommendation to go to the ten-acre and take it back to the public. This is what we want to hear from you what you want so when we meet again we can change it back. Dianne stated that we need to truly have a mix without cookie cutter high-density idea on the inside of town and large lots only on the outside of town, and that is what I would like to see.

Karen stated that what she is hearing is that the citizens want the outlying area to be one acre and if someone wants to buy ten acres they can.

Delaun Blake – Mr. Blake lives in Erda but farms 72 acres on the south area of town between Quirk and Hale Streets. Mr. Blake stated that he farms as much as 3000 acres a year. There is water, sewer and gas close by his property but he is unable to develop it into small enough lots to make the development feasible. I can't make any money from farming the property. I would like to see the zoning be one to ½ acre zoning. I continue to farm the ground until it is feasible to develop. I'll farm it because I like to loose money on it. Across the street is one acre lots and on the south is ten-acre lots, and to the east of the property is ½ acre lots. No one can afford to develop in ten-acre lots.

Deana and Gary Anderson - Deana stated that she was representing her in-laws Connie and Otto Anderson. Otto and Connie sent a letter stating that they oppose the proposed General Plan. Deana stated that he in-laws invested in this property 40 years ago that is situated in the south east section of the city and would like to be able to develop the property for retirement income. The Anderson's are on a mission and are unable to attend. The Anderson's invested in the land as many people did and would like to realize the fruits of their labor by selling the property. There is property across the street from their property that is ½ acre zoning and they would like to be zone ½ acre also. The property is not being farmed this year because it is not valuable farming property.

Bruce Clegg – Clegg Livestock – Bruce stated that he echoed the statement from Otto Anderson and other landowners in the southeast section of town. The ten-acre lot minimum recommendation for the southeast section of town is not appropriate density. Then would like to have a density of 1.25 units per acre. To have a larger lot size requirement would lead to private wells and septic systems. Clegg livestock has invested over \$100,000 in engineering fees in development of a subdivision plan for the Planning Commission and City Council to consider. It was the understanding of Clegg Livestock that the work meeting with the Planning Commission the density for the outlying areas of Grantsville would be 1-2 acre zoning. When was this changed? In the long run, Grantsville City would be better off with large planned communities. Large lots will be re-subdivided and unplanned growth will lessor the quality of development.

Ruth Anderson – I own several hundred acres of land in Tooele County and unfortunately in Grantsville City. The reason I say unfortunately is I can get no maintenance on the city streets that front my property. I have got a letter from the city stating that they cannot maintain the roads because of no funds. I don't think it is fair that a property owner cannot get services. I am against large lot requirement on the outlying area of Grantsville because you claim that you don't have the money now to maintain North Cooley down to Vegas Street where my property is now. I would like to initiate road abandonment procedures so that I can fence off Cooley Street if the city will not maintain it.

Kelly Williams – I don't want to see a minimum of 5-10 acre requirement on the outlying area of Grantsville because I feel that the landowners should be able to give lots to their children and grandchildren to build homes. The future generation needs to have access to developing the property.

Art Higley stated that if the city wants open space they can buy his property and put the land in a conservation easement and you can look at it forever. Art asked the question if the land that is one half-acre zoning now would it be zone to 10-acre zone. Mayor explained that the General Plan is a planning document not a zoning map. This document provides guidance for future zone changes. It does not change the zones that currently exist. Art stated that if it is not going to affect his zoning he is going home.

Craig stated that however it will perceive potential change.

Morley Cook – Mr. Cook stated that I think it is your job is to take care of the business of the city and make it functional and economical and fair as you can be. It appears that you are trying to do that. I don't think you need to have a guilty feeling if everyone in this room that has property does become wealthy because of growth. With all of the subdivisions that have already been approved there are plenty of lots for homes to be built on. I don't see any group waiting outside of Grantsville ready to march in to buy up all of the available lots. Why are we concerned about changing the outlying areas to smaller lots if there is nobody coming? Why is anyone going to come? You haven't got a job here. We have been hearing the sad story about the farm does make any money. Nevertheless, they bought the property to speculate with anyway. If you go to Wendover and loose nobody guarantees to bail you out. I think we should hold on anymore subdivisions because we have approved plenty, why worry about more. When you talk about the road not being maintained. I have lived on North Cooley for 35 years and it was just five years ago the road by my house was improved. However, I knew it was that way when I built my home. I don't think the Council needs to break out into a rash because somebody builds a house where the road is not improved. I do think we need to be cautious if we allow a subdivision to start over here and another one over there and are

they going to hook into the sewer system or are we going to hillbilly it and go with septic tanks. If you don't have the subdivisions fill up when they start them we will have money troubles all over the place. So I admire the things you are trying to do and hope that you have the strength enough to hold up and do them

Kirk Matthews – Kirk addressed the 5-10 acre issue asking if this zone is to manage good development or discourage any development? I think that is what you need to ask yourself. Did the City Council change from the recommendations of the Planning Commission? Mayor stated that yes the Council changed the area for the 1-2 acre area and the added the 5-10 acre area back in, and because we did change it we decided to go back to the public for additional input to keep it all out in the open. Karen stated that some members voted to change that. Justin stated that both recommendations were from the City Council.

Gary Palmer – Mr. Palmer stated that he was in favor of the proposed general plan map. Mr. Palmer that he is a farmer and wants his land to remain in a 10-acre zone. I like farming, I don't have a whole lot of ground and I didn't inherit the ground. I chose the type of area I'm in because I like farming. You guys want to build houses all around me and force the green belt out from under me. I know you can't make a profit from farming, but I didn't buy the ground to make a profit. I bought it because that is the way I like to live. The Council needs to concentrate on the inner structure of the city and build from the inside out.

Janet Cook – Mrs. Cook stated that she was glad to hear Gary's statements. Janet stated that she was in favor of the proposed general plan. This is a good plan. I commend you for this plan. Gary said that he never hoped to make a profit from farming. It is a lifestyle. Some people live on farms and some people live on golf courses. I like to live on a farm and we ought not to deprive anyone of that life. People who live here like the availability of it. Art Higley threatened the Mayor and Council about being voted out. My observation has been that at least three Council members are gone because they went along with developers. The people that were elected because the citizen thought they would look out for the rural interests of the city. Janet stated that Kevin and Craig both were entrusted with the rural lifestyle from the people. Those that have spoke here tonight against the outlying areas being designated a-10 are not concerned with what is best for our city. They are only interested in their pockets. There are a lot of homeless people but what are we going to do when there are not enough farms to feed our citizens. When Keith Brown was the Mayor and the energy crises was on. Keith was worried about how we were going to feed our citizens if the grocery stores could not be stocked. We are experiencing prosperity now but there are cycles and the cost of gasoline is increasing each week. We may want to keep some of these zones in case the city needs to eat. It was the word of Brigham Young that, "a bushel of wheat is worth more than a bushel of gold." Meaning of this statement is you cannot eat gold.

Jeff Didericksen – Mr. Didericksen stated that he believed in the principle that you should be able to do what you want to with your own property. Mr. Didericksen stated that he didn't like to have the federal government tell Utah what we can do, nor do I like Utah State telling Tooele County what they can do either. There are enough regulations and the city should not be placing more regulations on landowners that want to stop farming and sell their property for development. Maybe in twenty years if the land is still in an A-10 zone let the people decide what they want to do with their land. I am glad that I sold my land before all of this happened.

Carole Worthington-Palmer. We are forgotten on the north west end of town. I agree with Paul Rupp on why on earth put industrial on the Lincoln Highway. It is in the city limits and right next to our homes. Please reconsider the industrial on the Old Lincoln Highway.

Jerry Edwards – Mr. Edwards asked if the Council could put pressure Utah power to replace the streetlights that are out. Jerry stated that if the city gave the ID # to Utah Power that is on each pole, they could locate the pole easier. Recorder stated that she would ask the police department to get her a list to have repaired.

Jill Thomas/Warr – Mrs. Warr thanked the Mayor and Council for the effort on the general plan. Mrs. Warr liked the idea of the by-pass road and industrial area on the east side of town. Mrs. Warr lives in this area and is very supportive of the idea. Mrs. Thomas thought that the outlying areas should be zoned one acre not 5 or 10.

Lynn Taylor – Mr. Taylor stated that if the city had made the outlying area of town 5-10 acres then he would not have all of the neighbors he has now. Mayor stated that Lynn was on the City Council at that time. He should have done something then. Lynn stated that the Grantsville Irrigation Company asked that he represent them at this meeting. Lynn stated that if the 5 – 10 acre zoning remains on the general plan the Grantsville Irrigation company will be destroyed. The Grantsville Irrigation Company needs to convert 125 “B” shares of water to an “A” share of water in order to pay the debt on the reservoir. If that does not happen the irrigation company will cease to exist or water shares will double. If the water shares double the farmers will not be able to pay their assessments.

Jeff Killpack – Mr. Killpack stated that he grew up in Tooele. I just want to caution you about zoning the lots too small too soon. Tooele used to be a small farming community where residents could own animals and have a small farm. That is a thing of the future in Tooele. There is no animals allowed in Tooele City any longer. Pretty quick every one acre or smaller lot will be gone. Mr. Killpack asked the Council to maintain the rural lifestyle and be very cautious about breaking up the large lots of property to soon. If you start out with ten-acre lots and be careful about zoning down to one-acre lots, you will preserve our lifestyle of our community. If you start out at one-acre lots, the rural lifestyle will dissolve a lot quicker than you, or our citizens want it to.

Debra Hall – Mrs. Hall stated that I swore that I would not get up but I couldn’t stand it any longer. I agree with some of the comments tonight but, one thing that really hurts my feelings is when people have something negative to say about the City Council. I may have a husband on the City Council. Nevertheless, I see time and effort that these people spend and the hours that are taken away from their families. Kevin did not move down on Piccadilly because he wanted to. We moved onto the family farm because I wanted to continue to farm the property that my father farmed and I wanted to keep that going. I would work as hard as I can to keep the farm looking nice because that is what is important to me. I believe that you can have one acre or twelve acres at it looks as nice as the efforts you put in to it. It is a prideful thing. I don’t you should take this opportunity for citizens because some landowners want to get rid of their land. If you zone the land to one acre, you drive the price of land up so no one can afford to buy ten acres. Kevin is in business, and he farmed even when we lived in town. If the property values go up or down it is not the responsibility of the Council. The citizens have elected the Council and they should support you. It hurts to sit back and listen to all of the smirks made in the audience and I don’t think it is right.

Mayor Cole asked for any further new comment? No further new comment being offered Mayor Cole thanked the citizens for their comments and attendance at this meeting. The Council and Planning Commission has put forward allot of effort and tried to listen to the public comment. Comments often come from the way left to the way right and just to assure you that the Council and the Planning Commission and City staff looks to the future to move forward. The General Plan is intended to grow and change with the opportunities. Thing are going to happen and we don’t want to continue to forward in a willy nilly fashion. Mayor closed the public hearing at 9:05 p.m.

Craig stated that he will continue to take written comment.

**CONSIDERATION OF APPROVAL OF MINUTES:** Byron made the motion to approve the minutes with grammatical corrections of the City Council held November 15, 2000. Craig seconded the motion. Karen asked if she could please have a City Council packet. Karen stated that she did not receive one. Mayor affirmed that there was one in her box when he picked up his. Recorder Palmer did not have a spare. All was in favor except for Karen who abstained due to the lost packet. Motion carried.

**DOUG KNUTSON – REQUEST FOR CONSIDERATION OF CREDIT FOR NON-RENTED UNITS:**

Doug and Brenda Knutson were present asking that the Council waive the water and sewer fees for apartments that are not occupied. Mayor explained that the city had a policy that allowed landlords to call the city when a residential unit was not rented to reduce their utility billing fees. The Council changed this policy due to numerous abuses of the system. The renters of so called vacant units were calling questioning why there were problems with the services. Usually this happened on shut off days. The landlord had not paid the utility bill for the past two months and the water is turned off. The Knutson's stated that they have gutted the apartments so there is no way that the units could be rented. Attorney Elton asked if the Knutson's had obtained a building permit. They had not. Attorney Elton stated that had they purchased a building permit the city building inspector would be able to verify how many units were occupied and the utilities could be reduced at that time. The Knutson's were instructed to comply with the purchase of a building permit.

**GDAC – JODI THORNTON – REQUEST FOR CONTRACT CHANGE ON**

**RECREATION CENTER RENTAL AGREEMENT:** Attorney Elton stated that the Council had given Byron the authority to negotiate the contracts for the Recreation Center and this need not come to the full Council. Byron stated that he would get with the City Recorder and work out the details. It was suggested that in the future, due to clean up complaints from the Dance Company, it be required that any dances hire a police officer to be present. Byron stated that he has already determined that the group that caused the damage will not be able to rent the building again. Karen stated that Teri Moon commented to her that she had some things stolen out of the Volunteer Summit office. Byron stated that he has already investigated that allegation and found it to be false. Mayor questioned if it is the role of the city to compete with private business allowing a city building to be rented. Byron stated that he would much rather keep kids busy tumbling and dancing than to shut it down. Karen stated that we need to be fair to the community.

**CONSIDERATION OF SALARY INCREASE:** Justin made the motion to approve the salary increase from Grade 7 step 2 to Grade 8 step 1 for Robin Hensley. The Council felt that Robin is doing a terrific job. Mayor reminded the Council that this is a Grade increase not just a step increase. Recorder Palmer stated that the increase is in line with a step increase and the Grade increase is to bring Robin into alignment. Karen asked if Robin's job description needed to be changed to accommodate the grade increase. Karen stated that she would get will Sue and see what needed to be done. Karen seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF CANCELING THE 12-20-00 CITY COUNCIL MEETING:**

Mayor Cole stated that he has second thoughts about canceling this meeting. He would like to see the Council consider the General Plan adoption and not drag it out until January. Karen stated that she would like one more meeting with the Planning Commission. We have made some changes that we have not shared with the Planning Commission. Mayor stated that it is the responsibility of the City Council to make these changes. Dianne Hunsaker agreed with the Council. Dianne stated that after the City Council adopts the plan recommendations could still be made by the Planning Commission to change it as the need arises. Byron made the motion seconded by Justin to set a work meeting for December 14, 2000 at 7:00 p.m. All voted in favor, motion carried. Justin and Kevin felt that the continuation of meetings on the General Plan just frustrates the public and some of the smirking comes from our inability to make a decision. Attorney Elton would like to see the document as a whole, marriage of the old with the new. After the work meeting the Planner will need to present that document for final approval.

**CONSIDERATION OF BUILDING PERMIT FEES FOR MODULAR HOMES:**

Recorder Palmer stated that Jack was not ready for this meeting and asked to have this item postponed until the next City Council meeting.

**ARBOR DAY CELEBRATION:** Mayor asked the Council if they were interested in teaming up with the Master Gardener's group to promote tree planting? The Council agreed. Byron stated that Joe Cange has 10 spruce trees to donate to the city but Joel did



not pick them up. Karen stated that Randy Hunt expressed concern to her about the city charging him a large fee for him to be able to water the trees at the entrance to his subdivision, Little Reno Estates. Kevin and the Mayor explained to Karen that Mr. Hunt was guilty of illegally tapping into a city water line and stealing the water. It is not the city's responsibility to supply water free to developers to make their subdivisions look nice so they can sell homes or lots. Justin posed a question to the council if the city should be in the position of accepting trees or anything from developers that are trying to seek approval for subdivisions.

Karen stated that the city accepted a flagpole from Watt Homes. Karen stated that if the city wants tree lined streets and a rural atmosphere and a person does not have water shouldn't the city help. Mayor stated that the mechanism for these standards would require that the developer put the trees in and provide what ever it take to establish those trees. The city does not have a tree ordinance and this should be considered at the last meeting in January 2001.

**APPROVAL OF BILLS:** Byron made the motion to approve the bills. Craig seconded the motion. All voted in favor except for Kevin. Kevin stated that he would abstain from voting because he has a bill from his company. Motion carried.

#### **OTHER BUSINESS:**

Mayor stated that the industrial improvement on the Utah land trust is moving ahead. The Mayor addressed the accident today at the Elementary School. Mayor stated that the Highway Patrol and Tooele County Sheriff were supporting our police department. It is refreshing to know that these groups will band together and help each other. Mayor stated that he went to a seminar called "How to Pick the Tax Payers Pocket" Mayor stated that the mistake that all cities make is they chase the houses so they get attract the retail business. This is a loosing game. The cities then allow tax incentives to the retail businesses that don't stay long enough to for the city to recoup the incentive loss. The land use map is all we have to manage growth. We don't want to look like Tooele.

Byron discussed Clark Street and the heavy trucks that are rutting the road. Mayor suggested that Byron is to get with Joel and take pictures. Recorder is to ask Joel to contact the truckers to ask them to use Main Street and not Clark Street.

Karen complimented the Maintenance Department for getting the Christmas light up.

Craig complimented the Fire Department and City recorder for the Santa Claus day on November 25<sup>th</sup>.

Kevin commented regarding the general plan asking that the City Council consider what is going on out there. Contractors are teaming up together because the building is slowed down. We need to be careful not to create more subdivision when others have not been finished.

Karen stated that we need to be cognizant about feeding our citizens and as our city grows, the farmland is fast disappearing. We need to have a fair mix with everything. Mayor stated that Tooele City building is down 30%.

**ADJOURNMENT:** Craig made the motion to adjourn this meeting at 10:25 p.m. Seconded by Justin. All voted in favor, motion carried.

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Wendy Palmer, City Recorder

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Merle E. Cole, Mayor